



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, December 7, 2005

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **December 7, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PD05-005. Planned Development Permit** to add three-story unit plans to a previously approved permit that allowed the construction of up to 213 single-family detached residences on a 255 gross acre site in the A(PD) Planned Development Zoning District, located on the north side of Metcalf Road, approximately 100 feet easterly of Highway 101 (Metcalf Partners, LLC, Owner/ Developer). Council District 2. SNI: None. CEQA: Addendum to EIR.
- b. **SP05-004. Special Use Permit** to replace a 900 square foot community center with a 2,400 square-foot neighborhood center and the addition of a new 480 square foot accessory building for storage uses at an existing church building on a 3.4 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the south side of Blossom Hill Road, approximately 150 feet westerly of Gallup Drive (1200 BLOSSOM HILL RD) (Almaden Hills Methodist Church, Owner). Council District 10. SNI: Hoffman/Via Monte. CEQA: Exempt.
- c. The projects being considered are located on the northwest corner of Old Oakland Road and Rock Avenue (2059 OAKLAND RD), on a 4.8 gross-acre site in the A(PD) Planned Development Zoning District (PESTANA ERNEST E TRUSTEE, Owner). Council District 4. SNI: None. CEQA: Reuse of Negative Declaration.

1. **PD05-044. Planned Development Permit** request to allow 98 single-family attached residences.
2. **PT05-058. Vesting Planned Tentative Map Permit** request to reconfigure 2 parcels into 14 condominium lots for single-family attached residential purposes.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PDA05-015-01. Planned Development Permit Amendment** to allow 91 single-family attached residential units on a 3.96 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of King and Mabury Roads (KB Home, Applicant). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. **Continued from 11/23/05.**
- b. **TR05-146. Tree Removal Permit** for the removal of one (1) remaining canary date palm (117" circumference), and two (2) previously relocated canary date palms (147" & 142" circumferences) in the R-M Multiple Residence Zoning District, located at/on the Northwest corner of South Third Street and East William Street (formerly 101 E. William St.) (496 S 3RD ST) (Redevelopment Agency Of The City Of San Jose, Owner). Council District 3. CEQA: Exempt. **Continued from 11/30/05.**
- c. The projects being considered are located on the south side of Curtner Avenue approximately 250 feet westerly of Joseph Avenue (482 CURTNER AV), in the A(PD) Planned Development Zoning District (BARTLETT CAROLYN L TRUSTEE, Owner; PEJMAN GOLKAR, Developer). Council District 9. SNI: None. CEQA: Exempt.
 1. **PD05-051. Planned Development Permit** to construct 5 single-family attached residences on a 0.34 gross acre site.
 2. **PT05-070. Planned Development Tentative Map Permit** to subdivide 1 parcel into 6 lots for single-family attached residential uses on a 0.34 gross acre site.
- d. **SP05-035. Special Use Permit** request to allow the installation of a new 50-foot tall monopole, with 6 wireless communications antennas and associated equipment on a 1.5 gross acres site in the R-1-5 Single-Family Residence Zoning District, located at south side of Camden Avenue approximately 300 feet west of Union Avenue (2030 CAMDEN AV) (Cambrian Park Baptist, Owner). Council District 9. SNI: None. CEQA: Exempt.
- e. **PT05-091. Planned Development Tentative Map Permit** to reconfigure five parcels into one lot for 17 single-family attached residences on a 0.75 gross acre site in the A(PD) Planned Development Zoning District, located at the northeast corner of Almaden Avenue and W. Alma Avenue (1390 ALMADEN AV) (Neighborhood Housing Svcs Silicon Vly, Owner). Council District 3. SNI: Washington. CEQA: Exempt
- f. **H03-038. Site Development Permit** to convert an existing single-family detached residence to a duplex by constructing a 1,743 square foot addition on a 0.15 gross acre site in the R-2 Two-

Family Residence Zoning District, located at/on the west side of North 2nd Street, approximately 200 feet northerly of Burton Avenue (1133 N 2ND ST) (Chavez Antonio, Owner). Council District 3. SNI: None. CEQA: Exempt.

- g. **TR05-113. Tree Removal Permit** to remove one Chinese Elm (89" in circumference) and one Cedar (114 inches in circumference) on 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 2416 Sunny Vista Drive. Council District 6. CEQA: Exempt.
- h. The projects being considered are located at/on east side of North Ninth Street between Taylor Street and Jackson Street (680 N 9TH ST), in the A(PD) Planned Development Zoning District (pending City Council approval)(LE BA VAN AND NGUYEN HANH THI ET AL, Owner). Council District 3. SNI: 13th Street. CEQA: Mitigated Negative Declaration, PDC05-059.
 - 1. **PD05-068. Planned Development Permit** to demolish existing structures and construct 44 single-family detached residences on a 2.85 gross acre site.
 - 2. **PT05-088. Planned Tentative Map Permit** Map to subdivide four parcels into 54 lots for 44 single-family detached residences on a 2.85 gross acre site.

This concludes the Planning Director's Hearing for December 7, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE